024.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	918,300	/	918,300
USE VALUE:	918,300	/	918,300
ASSESSED:	918,300	/	918,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIANOURAKOS THEA
Owner 2:	PILLICH MIGUEL A
Owner 3:	
Street 1:	70 AMSDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEENAN CHERYL A -
Owner 2:	-
Street 1:	70 AMSDEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,600 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2391 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4600.000	468,200	3,700	446,400	918,300
Total Card	0.106	468,200	3,700	446,400	918,300
Total Parcel	0.106	468,200	3,700	446,400	918,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.10 | /Parcel: 384.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 15637
GIS Ref
GIS Ref
Insp Date 07/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 024.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	468,200	3700	4,600.	446,400	918,300	918,300	Year End Roll	12/18/2019
2019	104	FV	365,500	3700	4,600.	474,300	843,500	843,500	Year End Roll	1/3/2019
2018	104	FV	365,500	3700	4,600.	346,000	715,200	715,200	Year End Roll	12/20/2017
2017	104	FV	343,200	3700	4,600.	301,300	648,200	648,200	Year End Roll	1/3/2017
2016	104	FV	343,200	3700	4,600.	256,700	603,600	603,600	Year End	1/4/2016
2015	104	FV	306,400	3700	4,600.	251,100	561,200	561,200	Year End Roll	12/11/2014
2014	104	FV	306,400	3700	4,600.	206,500	516,600	516,600	Year End Roll	12/16/2013
2013	104	FV	318,600	3700	4,600.	196,400	518,700	518,700		12/13/2012

!1949!

PRINT

Date	Time
12/10/20	17:29:01

LAST REV

Date	Time
08/03/17	18:05:19
ekelly	
1949	

USER DEFINED

Prior Id # 1:	15637
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEENAN CHERYL A	53900-514		11/25/2009		595,000	No	No		
GUZELIAN MITCHE	36388-41		9/12/2002		480,000	No	No		
	PR409-120		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2012	656	Re-Roof	12,600					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS INT REF	HS	Hanne S
4/22/2009	Measured	372	PATRIOT
11/30/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
8/9/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4600		Sq. Ft.	Site		0	80.	1.21	1									446,399						446,400	

Total AC/HA:	0.10560	Total SF/SM:	4600	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	446,399	Spl Credit		Total:	446,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12212229
Const Adj.:	0.98000199
Adj $ / SQ:	186.946
Other Features:	122500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	636080
Depreciation:	167925
Depreciated Total:	468155

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

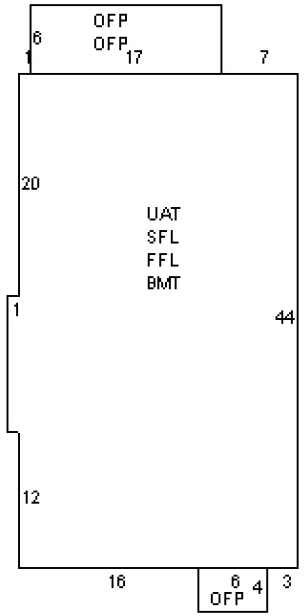
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	186.95
Special Features:	0	Val/Su Net:	121.86
Final Total:	468200	Val/Su SzAd	210.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,112	56.080	62,365
FFL	First Floor	1,112	186.950	207,884
SFL	Second Floor	1,112	186.950	207,884
UAT	Upper Attic	278	108.430	30,143
OFP	Open Porch	228	23.260	5,304

Net Sketched Area:	3,842			Total:	513,580
Size Ad	2224	Gross Are	4676	FinArea	2391

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	FR	1922	22.72	T	50	104			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700